Management Survey (with MA only)

Survey Date: 7 Aug 2025

ASBESTOS DETECTED

Issue Date: 11 Aug 2025

27 Hines Lane
Comberton
CB23 7BZ

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1.0 Executive summary:

Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by XXXX.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

1.0 Executive summary:

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected as advised.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
No. 27	Ground Floor	Hall G01	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
No. 27	Ground Floor	Shower G02	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
No. 27	Ground Floor	Bedroom G10	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
No. 27	Ground Floor	Bedroom G11	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
No. 27	Ground Floor	Bedroom G13	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
No. 27	Ground Floor	Bedroom G14	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
No. 27	Ground Floor	Hall G15	Textured Coating - Ceiling	Textured Coating	VERY LOW (4)	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.

1.0 Executive summary:

PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility as advised.

Building	Floor	Room/Area	Recommendation
No. 27	Ground Floor	Bathroom G12 / Above timber cladding to ceiling	E - Inspect Prior to Disturbance
No. 27	Ground Floor	Dining Room G04 / Above plastered finish to ceiling	E - Inspect Prior to Disturbance
No. 27	Ground Floor	Kitchen G05 / Above timber cladding to ceiling	E - Inspect Prior to Disturbance
No. 27	Ground Floor	Kitchen G05 / Within cupboard Within oil fuelled boiler	E - Inspect Prior to Disturbance
No. 27	Ground Floor	Living Room G03 / Above plastered finish to ceiling	E - Inspect Prior to Disturbance
No. 27	Ground Floor	Living Room G03 / Behind timber panel to fireplace	E - Inspect Prior to Disturbance
No. 27	Roof Void	Loft R01 / Limited Visual Access	E - Inspect Prior to Disturbance

Building Notes:

Internal notes: Asbestos management survey to the entire property.
External notes: N/A
Building Age: Circa 1970
Description: 4 bedroom single storey detached domestic property.
ConstructionType: Concrete, brick and plasterboard.

2.0 Contract Review:

Name and address of site:	27 Hines Lane, Comberton		
Name and address of client:			
Client contact:			
Type of survey:	Management Survey (with MA only)		
Date of survey:	7 Aug 2025		
Report Revision Number:	1		
TEAMS internal job number:			
Lead surveyor[s]:			
Technically reviewed by:			
Report issue date:			

3.0 Introduction/Objectives:

XXXXXX received an order of confirmation to undertake a Management Survey from XXXXXXX
This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a management survey of:

27 Hines Lane
Comberton
CB23 7BZ

The Type of survey selected / requested by the client was a management survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premesis.

This survey was carried out in accordance with documented in house procedures PM1 and PM2, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Management Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

3.0 Introduction/Objectives(Cont):
- Type of Survey

3.3 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to comfirm the presence or absence of of asbestos containing materials, however presumptions may have also been used within this report to presume or strongly presume the presence of ACM's.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan as required under CAR 2012.

In order for the building occupier under regulation 4 of CAR 2012 they must implement a management policy and plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

4.0 Desk Top Review and Survey Planning:

Details of information requested from the Duty Holder by XXXXX in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by xxxxxxxxxxxxxxx on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

27 Hines Lane
Comberton
CB23 7BZ

The survey was carried out to the entire property.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were provided by the client at the time of the survey.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and xxxxxx in house procedures.

5.2 Clients of xxxxxx that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/locationwill be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Sealed voids such as ceilings, walls and boxings were not accessed using invasive means as this would have required unreasonable damage and disturbance to the structure and/or décor of the building(s). These voids should be presumed to contain asbestos until accessed by a competent person for assessment

Sealed floor coverings such as laminate/timber floors and fixed vinyls were not accessed as this would have required unreasonable damage. These areas should be presumed to contain asbestos until accessed by a competent person for assessment.

Where areas have been designated as ‘no access’ or ‘restricted access’, unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as “Artex” may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed ‘to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 ‘The Analysts Guide’ and xxxxxxxx Ltd documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 ‘The Analysts Guide’.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3).Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score

Risk	Score Range	Fibre release potential
HIGH	10 and above	High risk with a high potential to release fibres if disturbed
MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal
Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works
If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:
-Notification of the work to the relevant enforcing authority prior to the work commencing.
-Medical examinations to assess each worker’s state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
-Insurance for working with asbestos containing materials.
-A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work
-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.
-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
No. 27	Ground Floor	Hall G01, Textured Coating Ceiling	S CH003636	Textured Coating	Low Damage	Sealed	Chrysotile	3m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A
No. 27	Ground Floor	Shower G02, Textured Coating Ceiling	SP As CH003636	Textured Coating	Low Damage	Sealed	Chrysotile	3m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A
No. 27	Ground Floor	Living Room G03, Above plastered finish to ceiling	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without causing decorative damage
No. 27	Ground Floor	Living Room G03, Behind timber panel to fireplace	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without causing decorative damage

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
No. 27	Ground Floor	Dining Room G04, Above plastered finish to ceiling	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without causing decorative damage
No. 27	Ground Floor	Kitchen G05, Above timber cladding to ceiling	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without causing decorative damage
No. 27	Ground Floor	Kitchen G05, Within oil fuelled boiler Within cupboard	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without proof of isolation
No. 27	Ground Floor	Bedroom G10, Textured Coating Ceiling	S CH003637	Textured Coating	Low Damage	Sealed	Chrysotile	11m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
No. 27	Ground Floor	Bedroom G11, Textured Coating Ceiling	SP As CH003637	Textured Coating	Low Damage	Sealed	Chrysotile	12.5m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A
No. 27	Ground Floor	Bathroom G12, Above timber cladding to ceiling	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Unable to access without causing decorative damage
No. 27	Ground Floor	Bedroom G13, Textured Coating Ceiling	S CH003638	Textured Coating	Low Damage	Sealed	Chrysotile	10.5m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A
No. 27	Ground Floor	Bedroom G14, Textured Coating Ceiling	SP As CH003638	Textured Coating	Low Damage	Sealed	Chrysotile	11m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
No. 27	Ground Floor	Hall G15, Textured Coating Ceiling	S CH003639	Textured Coating	Low Damage	Sealed	Chrysotile	5.5m²	Occasionally likely to be disturbed	4	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.	N/A
No. 27	Roof Void	Loft R01, Limited Visual Access	P Visual		N/A	N/A	N/A	N/A	N/A	N/A	Inspection required prior to access or disturbance. Presumed areas and materials should be treated as asbestos-containing until the contrary is proven.	Visual inspection was only possible from the hatch due to layout of the loft and small gaps with no boarding

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	**Management Survey**		
Report Revision Number	**1**	**Surveyors**	
TEAMS Job Number		**Survey Date**	**7 Aug 2025**
Site Address:	**27 Hines Lane Comberton CB23 7BZ**	**Bulk Analysis Laboratory**	**Athena Environmental Solutions**
		Sample Analysis Date	**11 Aug 2025**

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Hall G01	Textured Coating Ceiling	3m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
CH003636 (S)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
Surveyor comments	N/A

KEY:

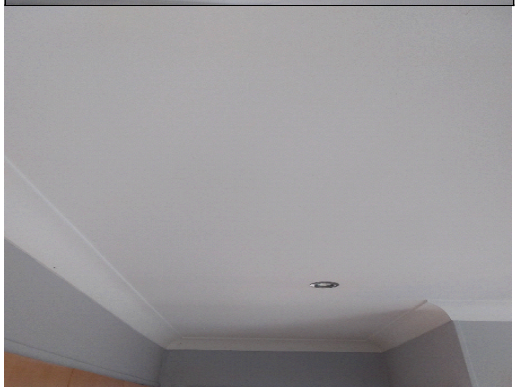
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Shower G02	Textured Coating Ceiling	3m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As CH003636 (SP)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
Surveyor comments	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Living Room G03	Above plastered finish to ceiling	23m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Unable to access without causing decorative damage			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Living Room G03	Behind timber panel to fireplace	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Unable to access without causing decorative damage			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	No asbestos detected
Building	**Room**	**Item**	**Quantity**	
No. 27	Living Room G03	Modern electrical box Within timber cupboard	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	No further action required			
Surveyor comments	No suspect materials observed			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Dining Room G04	Above plastered finish to ceiling	11m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Unable to access without causing decorative damage			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Kitchen G05	Above timber cladding to ceiling	19m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Unable to access without causing decorative damage			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Kitchen G05	Within oil fuelled boiler Within cupboard	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Unable to access without proof of isolation			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	No asbestos detected
Building	**Room**	**Item**	**Quantity**	
No. 27	Kitchen G05	Cork floor tiles Within cupboard	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	No further action required			
Surveyor comments	No suspect materials observed			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	No asbestos detected
Building	**Room**	**Item**	**Quantity**	
No. 27	Kitchen G05	Modern foam lagged water heater Within cupboard	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	No further action required			
Surveyor comments	No suspect materials observed			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	7 Aug 2025		Management Survey (with MA only)	Ground Floor	N/A
	Building	Room	Item	Quantity	
	No. 27	Utility Room G06	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score	Next Reinspection			
	N/A	N/A			
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	7 Aug 2025		Management Survey (with MA only)	Ground Floor	N/A
	Building	Room	Item	Quantity	
	No. 27	Hall G07	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score	Next Reinspection			
	N/A	N/A			
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	7 Aug 2025		Management Survey (with MA only)	Ground Floor	N/A
	Building	Room	Item	Quantity	
	No. 27	Office G08	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score	Next Reinspection			
	N/A	N/A			
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	N/A
Building	Room	Item	Quantity	
No. 27	Garage G09	No suspect materials found	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	Next Reinspection			
N/A	N/A			
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	7 Aug 2025		Management Survey (with MA only)	External	N/A
	Building	Room	Item	Quantity	
	No. 27	Exterior E01	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score	Next Reinspection			
	N/A	N/A			
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	Room	Item	Quantity	
No. 27	Bedroom G10	Textured Coating Ceiling	11m²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
CH003637 (S)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	Next Reinspection			
4	N/A			
Recommended action	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.			
Surveyor comments	N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Bedroom G11	Textured Coating Ceiling	12.5m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As CH003637 (SP)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.
Surveyor comments	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Bathroom G12	Above timber cladding to ceiling	4m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			

Recommended action	Inspection Required
Surveyor comments	Unable to access without causing decorative damage

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Bedroom G13	Textured Coating Ceiling	10.5m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
CH003638 (S)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	**Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.**
Surveyor comments	**N/A**

KEY:

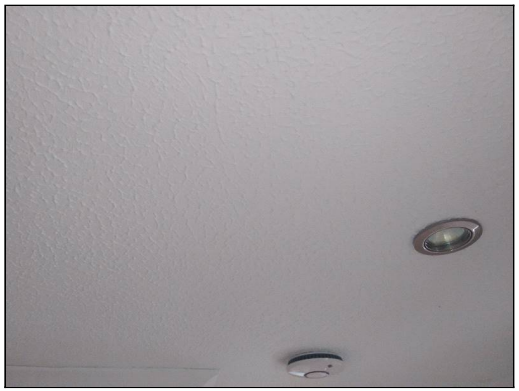
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Bedroom G14	Textured Coating Ceiling	11m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As CH003638 (SP)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	**Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.**
Surveyor comments	**N/A**

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
No. 27	Hall G15	Textured Coating Ceiling	5.5m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
CH003639 (S)	Textured Coating (1)	Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Next Reinspection**			
4	N/A			

Recommended action	**Label, manage/maintain, and inspect periodically. If likely to be disturbed by future refurbishment works, remove using a licensed asbestos contractor.**
Surveyor comments	**N/A**

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2025		Management Survey (with MA only)	Roof Void	Inaccessible (Presumed)
Building	**Room**	**Item**	**Quantity**	
No. 27	Loft R01	Limited Visual Access	NQ	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score	**Next Reinspection**			
N/A	N/A			
Recommended action	Inspection Required			
Surveyor comments	Visual inspection was only possible from the hatch due to layout of the loft and small gaps with no boarding			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

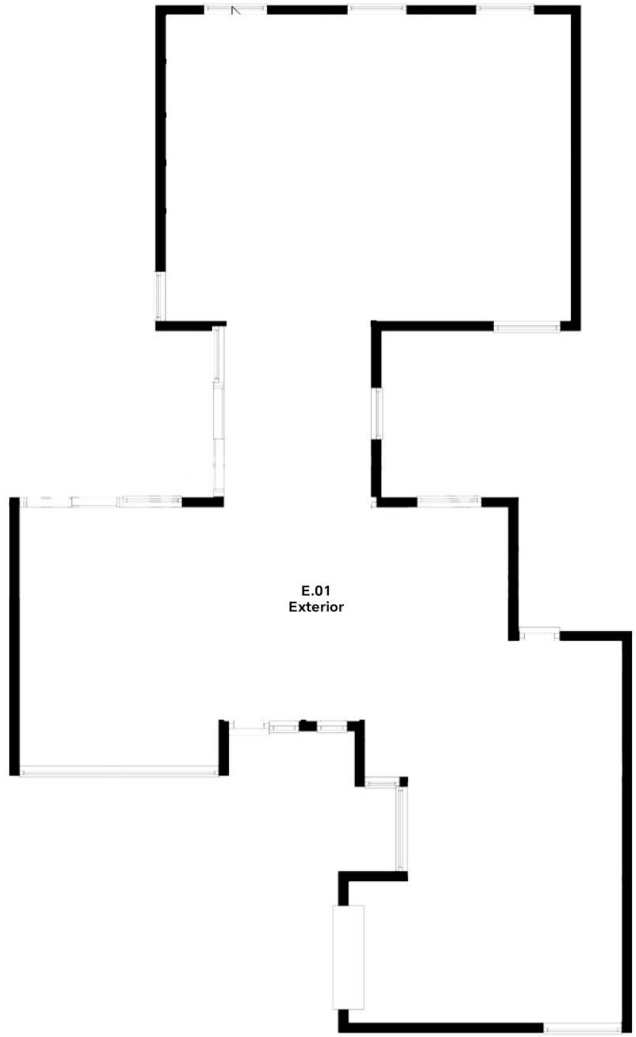
Building	Floor	Room No:	Room Type	Item
No. 27	External	E01	Exterior	Masonry elevations, concrete roof tiles, plastic soffits, plastic rainwater services, non-suspect mineral felt to flat roof, timber shiplap cladding, plastic soil pipe.
No. 27	Ground Floor	G01	Hall	Plasterboard ceiling, solid plastered walls, sealed ceramic tile flooring.
No. 27	Ground Floor	G02	Shower	Plasterboard ceiling, solid plastered walls with ceramic tiles, sealed ceramic tile flooring.
No. 27	Ground Floor	G03	Living Room	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor, modern electrical fire with marble fireplace surround, timber formed cupboards.
No. 27	Ground Floor	G04	Dining Room	Plasterboard ceiling, solid plastered walls, sealed ceramic tile flooring.
No. 27	Ground Floor	G05	Kitchen	Plasterboard ceiling, solid plastered walls, sealed ceramic tile flooring, timber formed cupboards, ceramic sink
No. 27	Ground Floor	G06	Utility Room	Plasterboard ceiling, solid plastered walls with plasterboard and ceramic tile, sealed ceramic tile flooring, timber skylight returns, composite sink.
No. 27	Ground Floor	G07	Hall	Plasterboard ceiling with polystyrene tiles, solid walls with plasterboard and ceramic tile, sealed laminate flooring.
No. 27	Ground Floor	G08	Office	Plasterboard ceiling with sealed plastered beam, plasterboard walls, sealed laminate flooring.
No. 27	Ground Floor	G09	Garage	Plasterboard ceiling with non-suspect MMMF insulation, brick walls, concrete floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
No. 27	Ground Floor	G10	Bedroom	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor.
No. 27	Ground Floor	G11	Bedroom	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor, timber formed wardrobes.
No. 27	Ground Floor	G12	Bathroom	Plasterboard ceiling, solid ceramic tiled walls, carpet onto concrete floor, plastic cistern within timber boxing, plastic waste, timber bath panel.
No. 27	Ground Floor	G13	Bedroom	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor, timber formed wardrobes.
No. 27	Ground Floor	G14	Bedroom	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor.
No. 27	Ground Floor	G15	Hall	Plasterboard ceiling, solid plastered walls, carpet onto concrete floor.
No. 27	Roof Void	R01	Loft	Non-suspect felt roof lining, non-suspect MMMF insulation blanket, foam lagged pipework, non-suspect MMMF cavity wall insulation.

Appendix 4 – Analysis Certificates

Appendix 5 – Plans

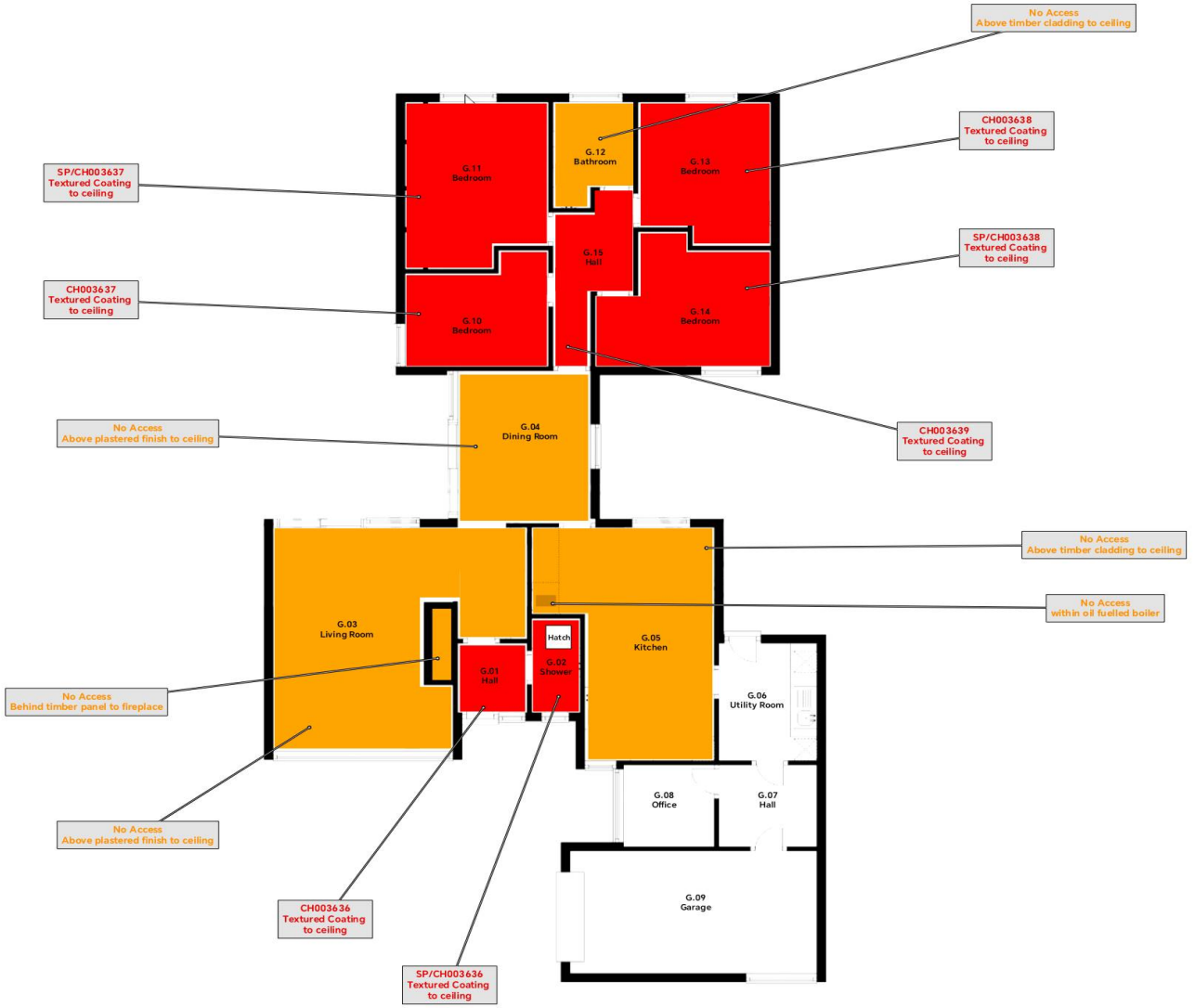


Site: 27 Hines Lane , CB23 7BZ
Floor: External
Building: No. 27

Key:

Colour Codes - Asbestos Detected | Presumed Asbestos/Not Accessed | No Asbestos Detected/Non-suspect

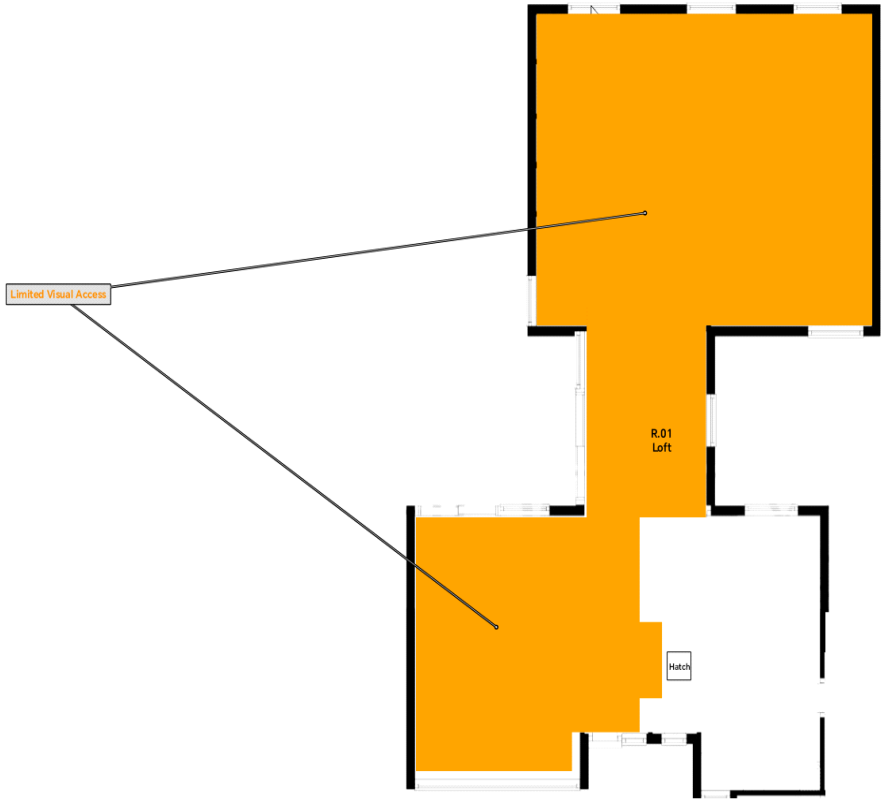
Acronyms - AA000000 = Sample Reference | SP = Strongly Presumed | P = Presumed | NSM = Non Suspect Material



Site: 27 Hines Lane , CB23 7BZ
Floor: Ground Floor
Building: No. 27

Key:

Colour Codes -	Asbestos Detected	Presumed Asbestos/Not Accessed	No Asbestos Detected/Non-suspect	
Acronyms -	AA000000 = Sample Reference	SP = Strongly Presumed	P = Presumed	NSM = Non Suspect Material



Site: 27 Hines Lane , CB23 7BZ
Floor: Roof Void
Building: No. 27

Key:

Colour Codes -	Asbestos Detected	Presumed Asbestos/Not Accessed	No Asbestos Detected/Non-suspect	
Acronyms -	AA000000 = Sample Reference	SP = Strongly Presumed	P = Presumed	NSM = Non Suspect Material